



## MINUTES

**BRYAN PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
THURSDAY, FEBRUARY 18, 2010  
AT 6:00 P.M.  
COUNCIL CHAMBERS, BRYAN MUNICIPAL BUILDING  
300 SOUTH TEXAS AVENUE, BRYAN, TEXAS**

Disclaimer:     *The meeting minutes herein are a summarization of meeting procedures, not a verbatim transcription.*

### **1. CALL TO ORDER.**

Chairperson Beckendorf called the regular meeting to order at 6:03 p.m.

<b>Commissioners</b>	<b>Present</b>	<b>2010 Regular Meetings Held</b>	<b>2010 Regular Meetings Attended</b>	<b>Regular Meetings Held During Last 6 Months</b>	<b>Regular Meetings Attended During Last 6 Months</b>
Michael Beckendorf	Yes	4	4	10	9
Johnny Bond	Yes	4	4	10	9
Helen Chavarria	Yes	4	4	10	10
Scott Hickle**	Yes	4	4	10	4
G. H. Jones	Yes	4	4	10	9
Chuck Konderla**	Yes	4	4	10	4
Prentiss Madison*	Yes	4	3	10	4
Don Maxwell	Yes	4	3	10	8
Michael Parks	Yes	4	4	10	8

\*Appointed in November 2009

\*\*Appointed in January 2010

Staff members present: Mr. Martin Zimmermann, Planning Administrator; Ms. Julie Fulgham, Senior Planner; Mr. Randy Haynes, Project Planner; Mr. Paul Kaspar, City Engineer; Ms. Meredith Wilganowski, Assistant City Attorney; and Mr. Brent Elliott, Planning Intern.

## **2. HEAR CITIZENS.**

No one came forward.

## **3. RECOGNITION OF AFFIDAVITS FILED IN RESPONSE TO STATE LAW ON DISCLOSURE OF LOCAL OFFICIAL'S CONFLICT OF INTEREST.**

No affidavits were filed.

## **4. CONSENT AGENDA.**

### **A. Approval of minutes from the workshop and regular meetings on February 4, 2010.**

### **B. Final Plat FP09-11: B.V. Imports Subdivision**

**J. Fulgham**

*A proposed Final Plat of B.V. Imports Subdivision, being 0.68 acres of land out of John Austin Survey, A-2 adjoining the south side of Boonville Road (FM 158) between Austin's Colony Parkway and Wildflower Drive in Bryan, Brazos County, Texas.*

### **C. Final Plat FP10-01: Avondale on the Park Subdivision**

**M. Zimmermann**

*A proposed Final Plat of Avondale on the Park Subdivision, being 2.2764 acres of land out of Zeno Phillips League, A-45 located approximately 115 northwest of the intersection of Garden Lane and Skrivane Drive in Bryan, Brazos County, Texas.*

**Commissioner Jones moved to approve the Consent Agenda. Commissioner Bond seconded the motion.**

Chairperson Beckendorf asked if there was any discussion. There was none.

**The motion passed with a unanimous vote.**

## **5. Conditional Use Permit CU10-01: Karim Bhaidani**

**R. Haynes**

*A request for approval of a Conditional Use Permit to allow multi-family residential use on property in a Commercial District (C-3), specifically on property at 401 West William Joel Bryan Parkway on the south side of West William Joel Bryan Parkway between Sims and Sterling Avenues, being Lots 7 and 8 in Block 159 of the Bryan Original Townsite in Bryan, Brazos County, Texas.*

Ms. Haynes presented a staff report (on file in the Development Services Department). Staff recommends approving the Conditional Use Permit, as requested.

The public hearing was opened.

No one came forward.

The public hearing was closed.

**Commissioner Bond moved to approve Conditional Use Permit CU10-01. Commissioner Jones seconded the motion.**

Chairperson Beckendorf asked if there was any discussion.

Commissioner Bond stated that the area will support multi-family and that the project will have a have a positive impact on the area.

**The motion passed with a unanimous vote.**

## **6. ADJOURN.**

Without objection, Chairperson Beckendorf adjourned the meeting at 6:10 p.m.

These minutes were reviewed and approved by the City of Bryan Planning & Zoning Commission on the 4<sup>th</sup> day of **March, 2010**.

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Martin Zimmermann, Planning Administrator  
and Secretary to the Planning and Zoning  
Commission

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Michael Beckendorf, Chairperson  
Planning and Zoning Commission  
City of Bryan, Texas